

## Item H-3

**PUBLIC HEARING:** Consider a request for a Specific Use Permit (SUP) for Equipment Share to allow “high-risk or hazardous industrial use,” specifically above-ground storage tanks, on an approximately 4.77-acre tract of land, situated on the east side of South Main Street (HWY 377), approximately 250 feet south from the intersection of South Main Street and Calverley Place, being Lot 1A, Block 1 of the Steelwright Addition, zoned Light Industrial (LI), and addressed as 1675 South Main Street. Storm Master Funding LLC., Owner. BB Holdings TX LLP., Applicant. (SUP-22-0009)



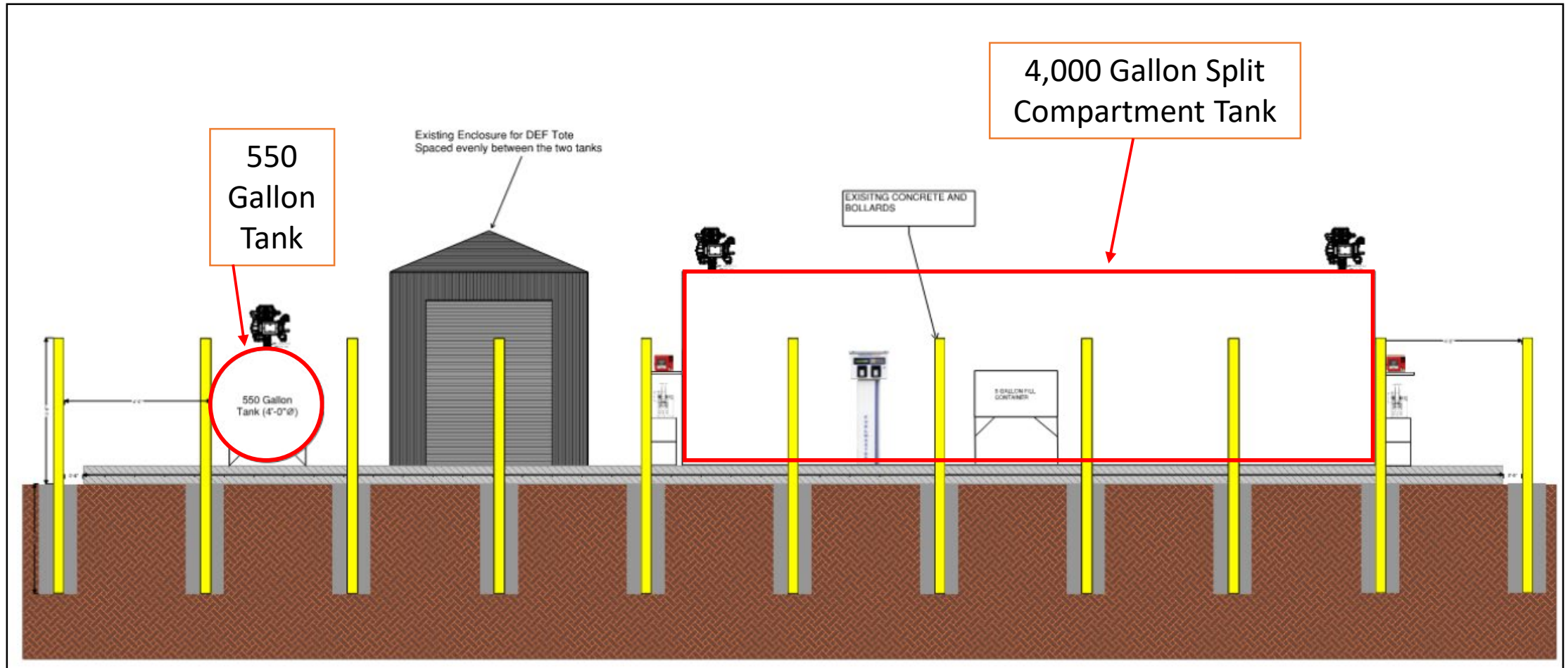
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## Background

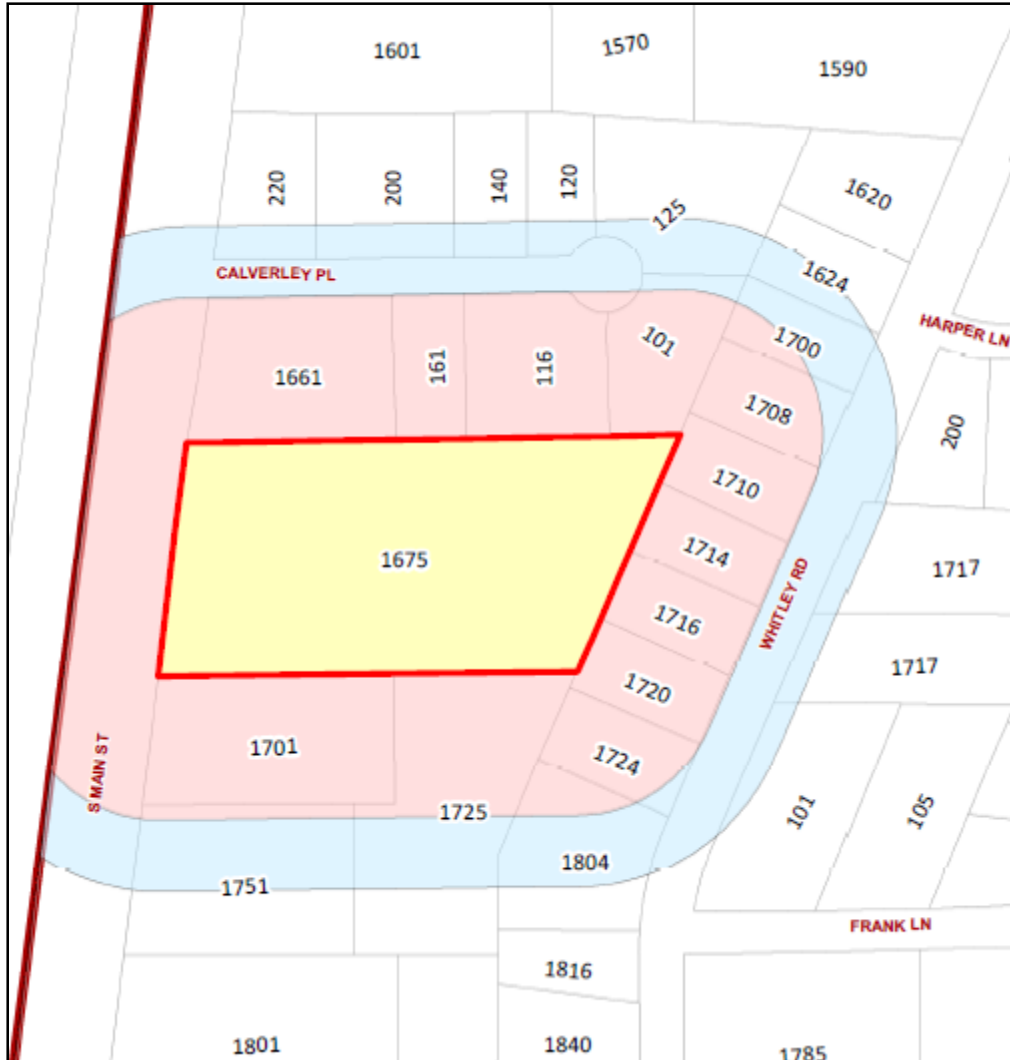
- On July 16, 2019, Equipment Share was approved for an SUP to allow two outside fuel tanks.
- However, the tanks were never added nor the site plan amended to indicate fuel tanks. Per the UDC, SUPs expire one year after approval.
- The Applicant submitted a new SUP application this year for the proposed two outside fuel tanks. If approved, the Applicant will then submit a site plan amendment and construction permit application.



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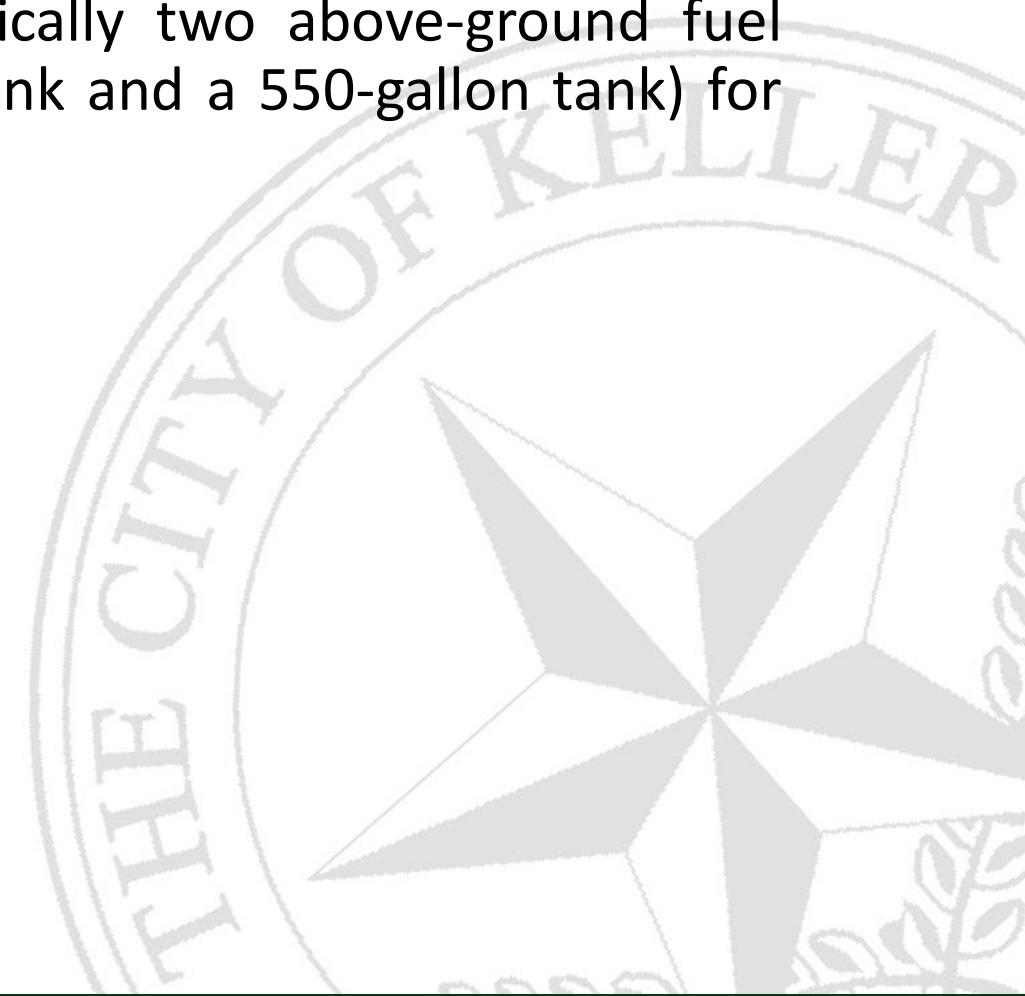


- On April 14, 2022, the City mailed 23 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- As of today, staff has not received any response from the public either in support or opposition to this request.

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### **SUP request:**

To allow a “high risk or industrial use,” specifically two above-ground fuel storage tanks (4,000-gallon split compartment tank and a 550-gallon tank) for Equipment Share.



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Section 8.02 (F)(2)(a) of the UDC states that when considering a SUP request, the City Council shall consider the following factors:

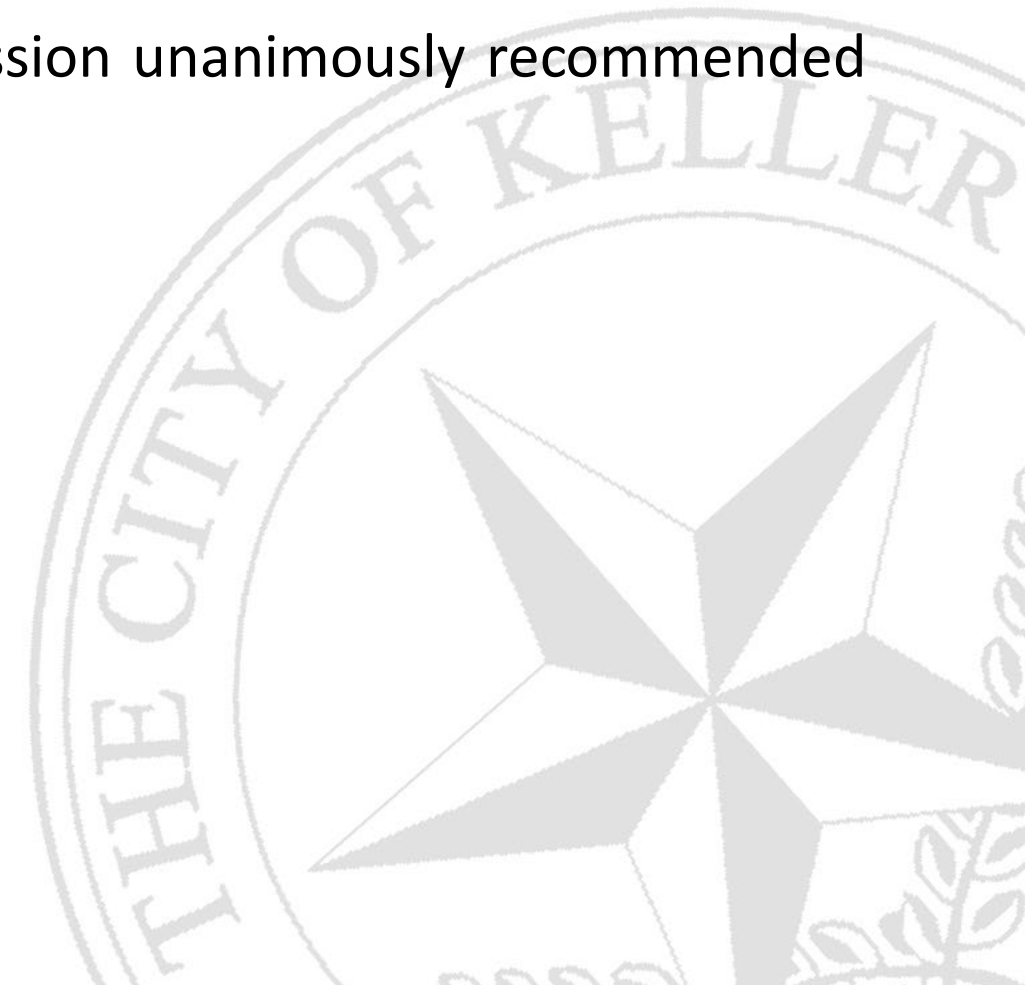
- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.



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### **Planning & Zoning Commission Recommendation:**

On April 26, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request.



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The City Council has the following options when considering a Specific Use Permit (SUP):

- Approve as submitted (Planning and Zoning Commission Recommendation)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Julie Smith**  
**817-743-4130**